



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 4-SB-26-F **AGENDA ITEM #:** 24
AGENDA DATE: 4/9/2026

▶ **SUBDIVISION:** FINAL PLAT FOR VALLEY GROVE VILLAS
 ▶ **APPLICANT/DEVELOPER:** BALL CAMP PARTNERS
 OWNER(S): Ball Camp Partners

TAX IDENTIFICATION: 91 20103 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7507 BALL CAMP PIKE

▶ **LOCATION:** North side of Ball Camp Pike, south of Schaad Rd

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 5.05 acres

▶ **NUMBER OF LOTS:** 40

▶ **ZONING:** PR(k) (Planned Residential), up to 8 DU/AC

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

▶ **VARIANCES REQUIRED:** Allow an AASHTO turnaround to be utilized in lieu of a cul-de-sac at the end of Hickory Club Lane.

STAFF RECOMMENDATION:

▶ **Approve the variance to provide an AASHTO turnaround in lieu of a cul-de-sac at the end of Hickory Club Lane based on the following evidence of hardship:**

1. An AASHTO turnaround will allow for easier future access to the adjacent property to the north as required by the approved Concept Plan.
2. The adjoining property has limited access to public roads. Condition 8 from Planning Case 8-SB-25-C requires a future road connection to the adjoining property.
3. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnaround meets AASHTO standards for emergency service providers.

Approve the final plat for 40 lots in the PR district.

COMMENTS:

BACKGROUND:

The Concept Plan for 40 lots was approved in August 2025 as Planning Case 8-SB-25-C with the terminus of Road A (now Hickory Club Lane) shown as a cul-de-sac. Condition 8 of the Concept Plan required the final plat to include a 50-ft stub-out for a future connection to be provided from Road A to the property to the north. During the Design Plan phase, the road design was changed, with approval from Knox County Engineering and Public Works, from a cul-de-sac to an AASHTO turnaround to meet this condition.

VARIANCE FROM SUBDIVISION REGULATIONS, ARTICLE 3.04, STREETS, SUBSECTION K.3:

Per the Subdivision Regulations, all streets having only one open end which serve two or more lots on the same side of the street shall provide adequate turnaround space. The cul-de-sac shall have a right-of-way radius of 50 ft and a transition curve radius of no less than 75 ft. The paved area of the cul-de-sac shall have a radius of not less than 40 ft.

In this case, there are 10 lots on each side of Hickory Club Ln between Speckled Trout Ln and its open end. Therefore, a variance will be required to approve the plat for the AASHTO turnaround to be used in place of a cul-de-sac.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction appeal hearing will depend on when the appeal application is filed.